

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, MARCH 16, 2000**

PRESENT: John R. Byers, Mount Vernon District
Judith W. Downer, Dranesville District
Janet R. Hall, Mason District
Suzanne F. Harsel, Braddock District
Ilryong Moon, Commissioner At Large
Peter F. Murphy, Jr., Springfield District
John B. Kelso, Lee District
Ronald W. Koch, Sully District
John M. Palatiello, Hunter Mill District
Linda Q. Smyth, Providence District

ABSENT: Walter L. Alcorn, Commissioner At-Large
Laurie Frost Wilson, Commissioner At-Large

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The meeting was called to order at 8:20 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Commissioner Byers noted that four related applications in the Mount Vernon District that were scheduled for decision tonight were not quite ready. He therefore MOVED THAT WE FURTHER DEFER THE DECISION ONLY ON RZ-1998-MV-059, FDP-1998-MV-059, PCA-84-V-131, AND SEA-84-V-131, SHAWNEE ROAD, LC, TO A DATE CERTAIN OF APRIL 13, 2000, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioner Koch seconded the motion which carried unanimously with Commissioners Alcorn and Wilson absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION ASK THE BOARD OF SUPERVISORS TO CHANGE THE DATE OF ITS HEARING ON THOSE SAME CASES TO A DATE CERTAIN OF APRIL 24, 2000.

Commissioner Kelso seconded the motion which carried unanimously with Commissioners Alcorn and Wilson absent from the meeting.

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Commissioner Byers stated that three more Mount Vernon District applications were not ready for decision as scheduled and MOVED THAT WE FURTHER DEFER THE DECISION ONLY ON RZ-1999-MV-057, FDP-1999-MV-057, AND PCA-86-V-045, LORTON SOUTH LC, TO A DATE CERTAIN OF APRIL 6, 2000, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioners Koch and Hall seconded the motion which carried unanimously with Commissioners Alcorn and Wilson absent from the meeting.

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RZ-1999-MV-025 - ELMWOOD LLC

SE-99-V-020 - ELMWOOD LLC

PCA-1996-MV-037-2 - ELMWOOD LLC (Decisions Only)

(The public hearing on this application was held on February 17, 2000. A complete verbatim transcript of the decision made on this item is included in the date file.)

Commissioner Byers, with the concurrence of Keith Martin, Esquire, attorney for the applicant, suggested the following changes to the proffers:

- ◆ amend Proffer 4(a)i to indicate that the street trees would be planted 100 feet on center on both sides of the spine road south of the residential access road; and
- ◆ add a new proffer to provide a utility easement to parcel 44.

Commissioner Byers then MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE RZ-1999-MV-025, SUBJECT TO THE EXECUTION OF PROFFERS DATED MARCH 8, 2000, WITH THE ADDITION OF A PROFFER REGARDING UTILITIES FOR PARCEL 44 AND THE CHANGE TO PROFFER 4(a)i.

Commissioner Kelso seconded the motion which carried by a vote of 8-0-2 with Commissioners Downer and Murphy abstaining; Commissioners Alcorn and Wilson absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE PCA-1996-MV-037-2.

Commissioner Kelso seconded the motion which carried by a vote of 8-0-2 with Commissioners Downer and Murphy abstaining; Commissioners Alcorn and Wilson absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE SE-99-V-020, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED MARCH 16, 2000.

Commissioner Kelso seconded the motion which carried by a vote of 8-0-2 with Commissioners Downer and Murphy abstaining; Commissioners Alcorn and Wilson absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS GRANT THE REQUESTED MODIFICATIONS TO TRANSITIONAL SCREENING AND WAIVER OF THE BARRIERS ALONG THE EASTERN, SOUTHERN AND NORTHERN BOUNDARIES.

Commissioner Kelso seconded the motion which carried by a vote of 8-0-2 with Commissioners Downer and Murphy abstaining; Commissioners Alcorn and Wilson absent from the meeting.

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Commissioner Palatiello announced that there would be a meeting of the Capital Improvement Program (CIP) Committee on Wednesday, March 22, 2000 at 7:30 p.m. in the Board Conference Room.

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ORDER OF THE AGENDA ITEMS

Secretary Harsel set the following order for the agenda items:

1. RZ-1999-HM-068 - LFBC NINE LIMITED PARTNERSHIP
2. SE-99-L-045 - HYBLA CENTER LIMITED PARTNERSHIP
3. CAPITAL IMPROVEMENT PROGRAM (CIP)
4. S99-III-BR2 - OUT-OF-TURN PLAN AMENDMENT

This order was accepted without objection.

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RZ-1999-HM-068 - LFBC NINE LIMITED PARTNERSHIP -

Appl. to rezone from R-E to I-3 to permit industrial/office development w/an overall FAR of 0.40 & a waiver of open space, min. lot width & lot size requirements on property located on the N. side of Sunset Hills Rd., approx. 200 ft. W. of its intersection w/Business Center Dr. on approx. 1,809 sq. ft. of land. Comp. Plan Rec: Industrial. Tax Map 18-3((8))pt. 9A (formerly 18-3((8))pt. 9). HUNTER MILL DISTRICT. PUBLIC HEARING.

Mr. Hampton Nager, agent for the applicant, reaffirmed the affidavit dated March 14, 2000. There were no disclosures by Commission members.

Commissioner Palatiello asked that Chairman Murphy ascertain whether there were any speakers for this application. There being none, he asked that presentations by staff and

the applicant be waived and the public hearing closed. No objections were expressed, therefore Chairman Murphy closed the public hearing and recognized Commissioner Palatiello for action on this case. (Verbatim excerpts are in the date file.)

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Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-1999-HM-068, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE CONTAINED IN APPENDIX 1 OF THE STAFF REPORT.

Commissioner Kelso seconded the motion which carried unanimously with Commissioners Alcorn and Wilson absent from the meeting.

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS A WAIVER OF THE MINIMUM LOT SIZE AND OPEN SPACE REQUIREMENTS FOR THE I-3 DISTRICT.

Commissioner Kelso seconded the motion which carried unanimously with Commissioners Alcorn and Wilson absent from the meeting.

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SE-99-L-045 - HYBLA CENTER LIMITED PARTNERSHIP - Appl. under Sects. 4-604 & 9-622 of the Zoning Ord. to permit a vehicle sale, rental & ancillary service establishment & modifications/waivers/increases & uses in a CRD District on property located at 7800-7808 Richmond Hwy. on approx. 32,370 sq. ft. of land zoned C-6, HC & CRD. Tax Map 101-2 ((6))507B pt. LEE DISTRICT. PUBLIC HEARING.

Erika Byrd, Esquire, with McGuire, Woods, Battle and Boothe, reaffirmed the affidavit dated March 14, 2000. There were no disclosures by Commission members.

Ms. Cathy Seiber, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the application.

In response to a question from Commissioner Kelso, Ms. Seiber explained that staff had deleted two proposed development conditions, one regarding the number of employees on site and another regarding submission of a parking tabulation, because they were deemed unnecessary in view of the number of parking spaces proposed by the applicant.

Ms. Byrd explained that Cycle Sports proposed to move into an existing vacant space in the Mount Vernon Crossroads Shopping Center. She noted that the previous tenant of the

space, Speedy Muffler, was also an automobile oriented use. She said that the applicant's plans did not include any modification to the external footprint or involve any outside construction, with the exception of the addition of landscape planters. She stated that the applicant had met with the Southeast Fairfax Development Corporation and incorporated their suggestions into the plan. Ms. Byrd added that the application had the support of staff and the Lee District Land Use Committee.

Chairman Murphy called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. There being no comments or questions from the Commission or closing staff remarks, he closed the public hearing and recognized Commissioner Kelso for action on this case. (Verbatim excerpts are in the date file.)

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Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE-99-L-045, BY HYBLA CENTER LIMITED PARTNERSHIP, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED MARCH 14, 2000.

Commissioner Koch seconded the motion which carried unanimously with Commissioners Alcorn and Wilson absent from the meeting.

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE FOLLOWING WAIVERS:

- ◆ WAIVER OF THE MINIMUM LOT SIZE REQUIREMENT;
- ◆ WAIVER OF THE MINIMUM LOT WIDTH REQUIREMENT;
- ◆ WAIVER OF THE OPEN SPACE REQUIREMENT;
- ◆ WAIVER OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENT TO THE WEST;
- ◆ WAIVER OF THE PERIPHERAL PARKING LOT LANDSCAPING REQUIREMENT; AND
- ◆ WAIVER OF THE INTERIOR PARKING LOT LANDSCAPING REQUIREMENT.

Commissioner Koch seconded the motion which carried unanimously with Commissioners Alcorn and Wilson absent from the meeting.

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CAPITAL IMPROVEMENT PROGRAM (CIP) - In accordance w/Section 15.2-2239 of the Code of Virginia, a public hearing will be held on the Advertised CIP for Fiscal Years 2001-2005 (with future Fiscal Years to 2008). PUBLIC HEARING.

Following a brief introduction, Chairman Murphy called on staff for any comments. Ms. Pam Nee, Planning Division, Department of Planning and Zoning, declined.

Chairman Murphy then called the only listed speaker and recited the rules for public testimony.

Ms. Jane Seeman, 600 Blackstone Terrace NW, Vienna, representing the Library Board of Trustees, reminded the Commission of the Library's presentation at the CIP workshop on March 2, 2000. She noted that the City of Fairfax had postponed a decision on its plans to upgrade the downtown area which included renovations to the Fairfax Regional Library. In response to a question raised at the workshop regarding the Lorton Library, she explained that that library had not yet reached its full potential and therefore would be able to accommodate additional patrons anticipated by future growth.

In response to a question from Chairman Murphy, Ms. Seeman stated that, to her knowledge, there was no proposal for a library site in the proposed development plans for the Engineer Proving Grounds.

Commissioner Palatiello announced that Ms. Seeman was running unopposed for the office of Mayor in Vienna and that, absent an extraordinary write-in campaign, she was therefore the Mayor-elect of the Town of Vienna.

There being no more speakers, no further comments or questions from the Commission and Ms. Nee having no closing staff remarks, Chairman Murphy closed the public hearing and recognized Commissioner Palatiello for a deferral motion. (Verbatim excerpts are in the date file.)

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Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION DEFER, FOR DECISION ONLY, THE FAIRFAX COUNTY CAPITAL IMPROVEMENT PROGRAM AS ADVERTISED TO A DATE CERTAIN OF MARCH 30, 2000.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Alcorn and Wilson absent from the meeting.

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S99-III-BR2 - OUT-OF-TURN PLAN AMENDMENT - To consider proposed revisions to the Adopted Comprehensive Plan for Fairfax County, Virginia in accordance w/the Code of Virginia, Title 15.2, Chap. 22 concerning approx. 430 ac. known as Centreville Farms, that is generally located S. of I-66, W. of Stringfellow Rd., E. of Pickwick Rd., & N. of Rt. 29 & Shreve St. The Centreville Farms Area is planned for residential use

at the baseline for 1-2 du/ac, w/a Redevelopment Option for residential use up to 4 du/ac overall, w/a max. of 1640 units, as shown on the Redevelopment Concept Plan. Development at the Redevelopment Option level must meet requirements for land consolidation, transportation improvements, dedication of land for public uses, & other conditions. The amendment proposes changes to the Redevelopment Option & Concept Plan to increase the overall density to 4.3 du/ac, w/1850 units max., as well as changes to the conditions. The Amendment also proposes changes to the Transportation Plan. SULLY DISTRICT. PUBLIC HEARING.

Ms. Alison Kriviskey, Planning Division (PD), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the language outlined in Attachment 6 of the staff report.

Commissioner Koch noted that a task force had been appointed by Supervisor Michael Frey last September to address this proposed Plan Amendment. He added that the task force was composed of four members of Sully District organizations, four members from adjacent communities and four developer representatives. He explained that he had served as Chairman of the task force, but did not vote on any of the issues raised. Commissioner Koch noted that there had been many failed attempts to bring forward appropriate rezonings and public dedications consistent with the existing Comprehensive Plan. He listed the following votes taken by the task force at its last meeting on January 21, 2000:

1. a 12-0 vote that the appropriate acreage to be considered within the Centreville Farms Plan amendment was 430 acres;
2. a 8-3-1 vote that the redevelopment option density for Centreville Farms should not exceed 4.3 dwelling units per acre (du/ac) and that the overall density cap should be 1850 residential units;
3. a 10-2 vote to retain the current Plan's threshold requirement for 50 percent consolidation within a given land unit to qualify for the redevelopment option density, deleting the current 80 percent suggested consolidation requirement.
4. a 10-1-1 vote that any applicant not meeting the 50 percent threshold should only be permitted to develop at the baseline density range in the current Plan.
5. a 10-2 vote that certain limited institutional and community sport uses such as elderly homes, funeral homes, or day care be allowed in Land Unit A in the area fronting on Route 29; and

6. a 6-1-4 vote that no connection be provided from Wharton Lane into the Centreville Farms redevelopment area.

Commissioner Koch added that the task force reached consensus on several matters that were not voted on and deferred to County staff on other matters, all of which were contained in the draft language in Attachment 6 of the staff report. He thanked all the members of the task force for their hard work.

Commissioner Koch asked Frank McDermott, Esquire, with Hunton and Williams, as a representative of one of the two home builders intending to redevelop the subject property, to address the Commission.

Mr. McDermott explained that he represented Winchester Homes and that Robert Lawrence, Esquire, with Reed, Smith, Hazel and Thomas, representing Pulte Home Corporation, was also present this evening. He added that, between the two companies, the majority of Centreville Farms properties available for assemblage had been acquired. Mr. McDermott presented a brief land use history of the subject property, explaining that redevelopment had not taken place before because of the stringent requirements outlined in the current Comprehensive Plan recommendations. He commented on land use changes that had occurred in the area since the Plan recommendations were written and added that some multi-family development was necessary to make the entire project economically feasible.

In response to a question from Commissioner Koch, Mr. McDermott confirmed that his client was agreeable to a 4.0 du/ac density on the 430 acres.

In response to questions from Commissioner Harsel, Mr. McDermott reiterated that some multi-family development in the northeast corner of the subject property was planned and that it would probably be three or four stories without elevators.

Chairman Murphy called the first listed speaker.

Mr. Walter Engle, 5215 Tulip Leaf Court, Centreville, expressed disappointment that no one in his neighborhood was represented on the task force. He was opposed to the plan for high density multi-family, especially apartments. He suggested townhouses at a minimum. He was also opposed to the widening of Leland Road to four lanes. (Mr. Engle's statement is in the date file.)

Ms. Barbara Waldman, 5334 Poplar Valley Court, Centreville, suggested several changes to the proposed transportation network. She presented a map (copy in date file) with her suggestions highlighted. She specifically recommended that Leland Road be two lanes only and that a new road proposed between Leland and Route 29 not intersect directly with Union Mill Road.

In response to a request from Commissioner Koch, Mr. Jaak Pedak, Department of Transportation, explained that right-of-way problems would prevent the connection

to Route 29 as suggested by Ms. Waldman. He added that offset intersections were generally discouraged because they did not promote optimum traffic flow.

In response to questions from Commissioner Hall, Mr. Pedak explained that while the final alignment of roads would be determined during the rezoning process, the road network shown in this Plan Amendment was a fairly accurate depiction of where roads would be.

Mr. Arunachalam Ravichandran, 5314 Maple Valley Court, Centreville, noted that actual acreage available for development was considerably less than 430 acres due to environmental constraints and road rights-of-way. He stated that the number of units proposed on the developable land would effectively increase the density beyond the 4.0 du/ac suggested. He maintained that this effective density would be detrimental to the character of the area. Mr. Ravichandran was also opposed to multi-family dwellings, but suggested that, if they were deemed necessary, they should be located near the center of the subject property, closer to Route 29, not in the northeast corner as proposed.

In response to questions from Commissioner Koch, Mr. Ravichandran explained that he was opposed to apartments because residents of rental properties were not as interested in upkeep of the neighborhood as homeowners. He added that the possibility of some of the units becoming subsidized housing also concerned him.

In response to questions from Commissioner Smyth, Mr. Fred Selden, Director, PD, DPZ, explained how and why developers were given density credits for undevelopable land.

Mr. William Reimer, 5312 Maple Valley Court, Centreville, also felt that his community was not adequately represented on the task force. He suggested that more buffer area was needed between the proposed multi-family dwellings and the single family detached dwellings. He further suggested that a swath approximately two acres wide through the middle of the subject property be maintained in low density housing. Mr. Reimer was opposed to opening roads to allow cut-through traffic and suggested that Leland Road be closed. (A letter from Mr. Reimer is in the date file.)

Chairman Murphy pointed out that the roads in question were, or would be, State roads and that restrictions on traffic as suggested by Mr. Reimer might not be possible. Mr. Reimer explained that his suggestions were intended to discourage cut-through traffic and provide more safety for school children.

Mr. Stephen Hudak, 5433 Summit Street, Centreville, supported the Plan Amendment and commended staff for its hard work. He noted that previous plans for redevelopment of the subject property proposed even higher densities than this amendment. He said that, while necessary dedications for public facilities, roads and environmental preservation decreased the actual acreage developed, according to his calculations, the effective density would only be 6.25 du/ac. He added that the developers were proposing significant transportation improvements that would facilitate traffic flow.

Ms. Audrey Morton, 13716 Shelburne Street, Centreville, representing the Walney Glen Subdivision, suggested that one coordinated development of the subject property would be better than several smaller, piecemeal developments by right. She was opposed, however, to a proposed connection to Wharton Lane and expressed her concern that increased traffic might pose safety problems for school children.

Commissioner Koch thanked Ms. Morton for her participation on the task force and noted that both he and the task force agreed that opening Wharton Lane would not be in the best interests of the community.

In response to a question from Commissioner Kelso, Mr. Pedak explained staff's position on this issue, noting that deleting the currently recommended connection to Wharton Lane would leave a community of approximately 500 homes with only one access point.

Ms. Marguerite Shapalis, 13910 Springhouse Court, Clifton, expressed her concern for the size of the proposed development. She felt that the proposed density was too high and that it would negatively impact the quality of life in the area if approved.

Mr. Gabriel Sarate, 39630 Margaret Court, Mechanicsville, Maryland, noted that he owned property at 5512 Summit Street, Centreville. He spoke in favor of the proposed Plan Amendment.

Mr. Edward Johnson, 13411 Leland Road, Centreville, supported the task force's recommendations, noting that it was time for redevelopment of the Centreville Farms area.

Chairman Murphy welcomed the next speaker, Mr. Lawrence Baldwin, a former member of the Planning Commission.

Mr. Baldwin, 13708 Leland Road, Centreville, supported the recommendations made by the task force, with a few changes. He listed his suggestions concerning trails, parcel consolidation, density cap, transportation network, and sewer service. (A copy of Mr. Baldwin's statement, including details of and justification for his recommended text changes, is in the date file.)

In response to a question from Commissioner Koch, Mr. Baldwin said that there had been no public facility dedications during the redevelopment of several lots on Summit Street.

In reply to Commissioner Harsel's question, Mr. Baldwin said that those lots had been developed by right, with no change in zoning.

In response to a question from Commissioner Kelso, Mr. Baldwin said that if the multi-family apartments were of the right size and type, affordable dwelling units would not be required.

In reply to Commissioner Downer's questions, Mr. Baldwin explained that the roads in Centreville Farms were public roads and reiterated that the new homes on Summit Street were built by right in accordance with the current R-1 zoning.

Mr. Michael Judge, 5424 Summit Street, Centreville, was opposed to any proposal that would increase density in Centreville Farms.

Ms. Peggy Seneker, 5316 Summit Street, Centreville, a member of the task force, spoke in support of the proposed Plan Amendment. She concurred with the task force and Commissioner Koch that Wharton Lane should not be opened.

Commissioner Koch thanked Ms. Seneker for her participation on the task force. He noted that he had received the approximately 60 form letters from individuals in Centreville Farms expressing their support for the proposed amendment that she had delivered to Supervisor Frey's office.

Mr. James Upton, 4015 Gypsum Hill Road, Haymarket, representing the Northeast Centreville Civic Association, spoke in support of the task force recommendations.

In response to a question from Commissioner Hall, Mr. Upton explained that each of the 12 members of the task force was given one vote.

Mr. Keith Collins, 5416 Summit Street, Centreville, supported Mr. Baldwin's recommended changes. He said that redevelopment of Centreville Farms should focus on effective transitions and adequate buffers for existing development. (A copy of Mr. Collins' statement is in the date file.)

In response to a request from Commissioner Koch, Mr. Selden explained that staff fully supported adequate buffering of consolidated parcels in any land consolidation project.

In reply to a question expressed by Mr. Collins, Mr. Selden clarified that the last sentence of the third paragraph on page 3 of Attachment 6 of the staff report referred to land units, not individual parcels.

Mr. Samuel Brewer, 5616 Pickwick Road, Centreville, supported the proposed Plan Amendment. He commented on the previous attempts to redevelop Centreville Farms.

Mr. Brewer responded to questions from Commissioner Harsel regarding sewer service in the area.

William Barnes Lawson, Esquire, with Lawson and Frank, explained that he represented Mr. Gerald Waldman, contract purchaser of parcel 8 fronting on Route 29. He asked that the language in the third paragraph on page 2 of Attachment 6 be revised to allow parcel 8 to have access from the cul-de-sac of Arrowhead Park Drive in the event that the parcel

was developed residentially. He stated that access to the parcel from Centreville Farms Road, as suggested in the proposed text, would be cost prohibitive and difficult due to environmental concerns. Mr. Barnes submitted his proposed revisions to the paragraph in question, a copy of which is in the date file.

In response to questions from Commissioner Downer, Mr. Selden stated that staff did not routinely include recommendations for a 200-foot buffer along major highways in Plan Amendments. He said that issue was generally worked out during the rezoning process. Commissioner Hall concurred with Commissioner Downer that language should be in the Plan to discourage building within 200 feet of the highway.

Ms. Diane King, 13722 Shreve Street, Centreville, spoke in support of the Plan Amendment. She concurred with the residents of Walney Glen that there be no opening to Wharton Lane to avoid cut-through traffic. (A copy of a letter from Ms. King is in the date file.)

Robert Lawrence, Esquire, with Reed, Smith, Hazel and Thomas, representing Pulte Homes, one of the major developers involved in the Centreville Farms assemblage, pointed out that the County's own Department of Transportation had been involved in the planning process from the beginning. He explained why some of the transportation proposals suggested by previous speakers were impractical and said that the road network outlined in this Plan Amendment was a substantial improvement over previous recommendations. He agreed with Mr. McDermott that multi-family development was necessary for economic reasons, adding that multi-family would also provide flexibility for more creative design on the remainder of the site.

There being no further speakers, Chairman Murphy called for closing staff remarks; however, all staff present declined.

In response to a question from Commissioner Harsel, Commissioner Koch confirmed that it was his intention to defer decision on this case.

Commissioner Harsel asked that staff provide the Commission with the following information prior to the decision date:

- ◆ how many acres of the subject property were currently occupied by homes that would stay; and
- ◆ how many homes were on those acres.

Mr. Selden said that he would attempt to obtain that information, but noted that staff could not, of course, know how many homes would still be in place by the time this redevelopment took place or how many more new homes might be built by right under the current zoning since there were vacant lots on Summit Street.

Commissioner Hall asked that staff provide the Commission with a map depicting the 200-foot setback from I-66. Mr. Selden agreed.

There being no further comments or questions from the Commission, Chairman Murphy closed the public hearing and recognized Commissioner Koch for a deferral motion. (Verbatim excerpts are in the date file.)

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Commissioner Koch MOVED THAT WE DEFER DECISION ON S99-III-BR2, OUT-OF-TURN PLAN AMENDMENT, UNTIL MARCH 22, 2000.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn and Wilson absent from the meeting.

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The meeting was adjourned at 11:21 p.m.
Peter F. Murphy, Jr., Chairman
Suzanne F. Harsel, Secretary

For a verbatim record of this meeting, reference may be made to the audio and video recordings which may be found in the Office of the Planning Commission of Fairfax County, Virginia.

Minutes by: Gloria L. Watkins

Approved on: January 25, 2001

Mary A. Pascoe, Clerk to the
Fairfax County Planning Commission